

**MINUTES OF MEETING
TAPESTRY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Friday, **June 24, 2025** at 9:16 a.m. in Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida.

Present and constituting a quorum were:

Raymond Sanchez	Chairman
Duane Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Bennett Davenport <i>by Zoom</i>	Kutak, Rock
Mark Vincutonis	District Engineer
Jarett Wright	Field Manager
Ashley Hilyard	Field Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:16 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual(s) to Fill Vacancy in GE Seats 3 and 4**
- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Consideration of Resolution 2025-03 Electing Officers**

Items A through C were tabled to a future meeting agenda.

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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 25, 2025 Board Meeting and Acceptance of the March 25, 2025 Minutes of the Audit Committee

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the Minutes of the March 25, 2025 Board Meeting were approved as presented and the Minutes of the May 25, 2025 Audit Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Ms. Adams stated in the letter to management you will see that this is a clean audit, no findings or recommendations, no conditions that would constitute a financial emergency.

On MOTION by Mr. Sanchez seconded by Mr. Franklin with all in favor the Fiscal Year 2024 Audit was accepted.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

On MOTION Mr. Franklin seconded by Mr. Owen with all in favor Opening the Public Hearing was approved.

There were no members of the public present in person or via Zoom.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor Closing the Public Hearing was approved.

On MOTION by Mr. Sanchez seconded by Mr. Owen with all in favor Resolution 2025-04 Adopting the Fiscal Year 2026 Budget with no increase in assessments was approved.

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B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Owen seconded by Mr. Sanchez with all in favor Resolution 2025-05 was approved.

SEVENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Ms. Adams stated there is a relatively new statutory requirement. CDDs are required to adopt goals and objectives for certain categories and the goals the Board is being asked to approve are processes and tasks that we are already engaged in. This is an efficient way to meet a new requirement. This will be posted on the District’s website and then report on the results the following December.

Mr. Davenport stated one of the goals is that we will hold at least three meetings per year and I believe we have only been holding two per year.

Ms. Adams stated we can change that.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Fiscal Year 2026 Goals and Objectives were approved as amended.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing the Chair to Execute

Ms. Adams stated in fiscal year 2025 you approved the annual goals and objectives and this is an update to let you know we are on track to meet the goals and objectives. I’m asking for a motion to authorize the chairman to execute the final form of the report to be able to post it on the District’s website by December 1st. We will go through and complete the report then present it to the chair for signature and then post it on the website.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the Chair was Authorized to Execute the Final Form of the Fiscal Year 2025 Report.

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EIGHTH ORDER OF BUSINESS

Ratification of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for Fiscal Year 2024 with four Optional Renewals

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes was ratified.

NINTH ORDER OF BUSINESS

Consideration of 2025-26 Midge Service Agreement with Clarke Environmental Mosquito Management, Inc.

Mr. Wright gave an overview of the services that Clarke Environmental Mosquito Management, Inc. will provide in Fiscal Year 2026.

Ms. Adams stated approval of this proposal also authorizes District counsel to prepare an agreement with all the protections for this District that will be presented to the chair for execution.

On MOTION by Mr. Sanchez seconded by Mr. Franklin with all in favor the Agreement with Clarke Environmental Mosquito Management, Inc. was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

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iii. Presentation of Number of Registered Voters – 1,298

A copy of the letter from the supervisor of elections indicating there are 1,298 registered voters residing in the District was included in the agenda package.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Franklin asked can we change the time of the meetings to 10:00 a.m. Mr. Sanchez asked can you check to see if there is meeting space in city hall?

On MOTION by Mr. Sanchez seconded by Mr. Owen with all in favor the Board will meet on an as needed basis in Fiscal Year 2026 at 10:00 a.m.

v. Presentation of Arbitrage Rebate Calculation Report for the Series 2016 Bonds

A copy of the arbitrage rebate calculation report for the series 2016 bonds was included in the agenda package.

On MOTION by Mr. Owen seconded by Mr. Sanchez with all in favor the arbitrage rebate calculation report for the series 2016 bonds was accepted.

vi. 2024 Form 1 Filing Reminder – Due July 1st

The form 1 statement of financial interest is due by July 1st.

D. Field Manager’s Report

Mr. Wright reviewed the field management report, copy of which was included in the agenda package.

Mr. Sanchez asked how are we tightening up communication with the HOA to avoid them doing something on District property without notifying us?

Mr. Wright stated I think there was some confusion on their part of ownership. I went over ownership with them a few years ago in detail.

Ms. Adams stated Jarett immediately reached out to the HOA manager to make them aware of this issue. In addition to that we will have a formal letter that goes out identifying all the issues,

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the encroachment, the unauthorized access and appeal for better communication and cooperation moving forward.

Mr. Sanchez asked is there anything from the CDD standpoint we need to do for hurricane prep?

Mr. Wright stated the last couple years we were able to adjust what we were doing knowing some areas get backed up. We went out there with both engineers and the environmental approval authority and we are doing additional spray treatments on the outflows and shouldn't have any problems on the CDD side as long as we stay up with basic routine maintenance. We know the pipes are clear and don't have any issues currently.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Sanchez stated since we do meet on an as needed basis if there is any way we as Board members can get communication monthly, quarterly, keeping up with progress would be appreciated.

Ms. Adams asked is the field report you see in the agenda package is the type of communication you are looking for? Mr. Sanchez stated yes. Ms. Adams stated we can do that.

Mr. Sanchez stated at the last meeting I said, whatever we do that it goes to the HOA, that way it can go out in the newsletter.

Ms. Adams stated that went out probably within 10 days of the meeting. We review the status of items between meetings internally. Once all those items are complete, we can do an update for the community and touch base on storm preparations.

TWELFTH ORDER OF BUSINESS General Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the meeting adjourned at 9:50 a.m.

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Tapestry CDD

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
[Signature]
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Chairman/Vice Chairman